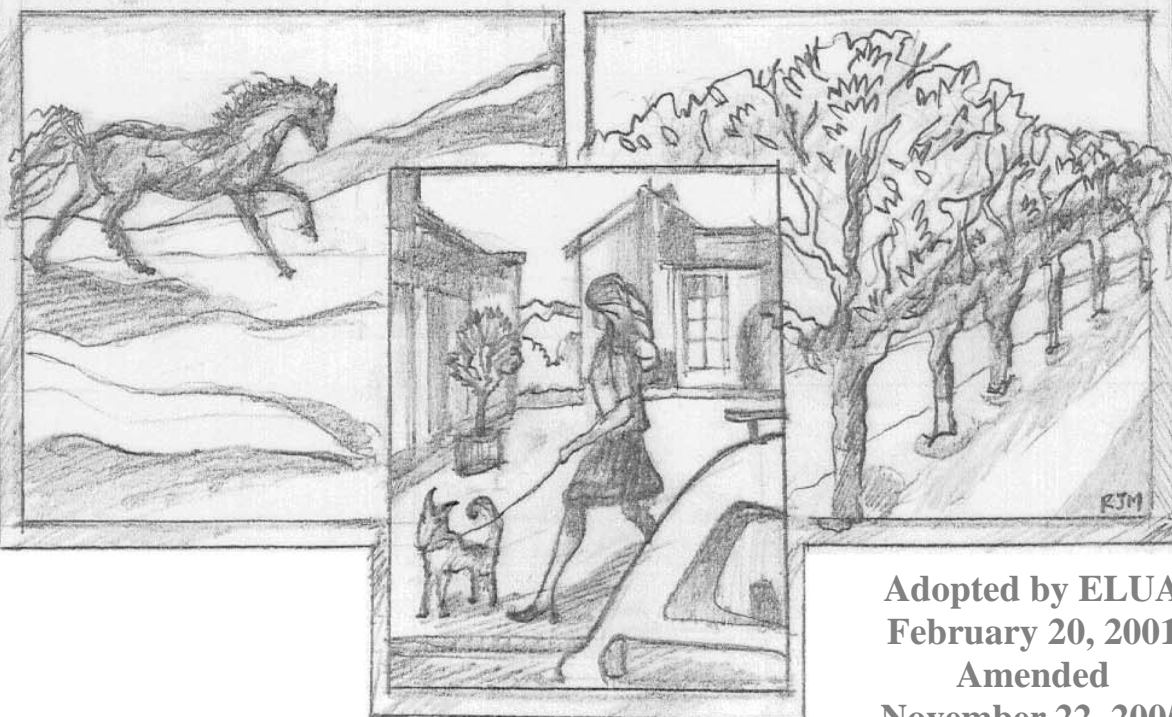
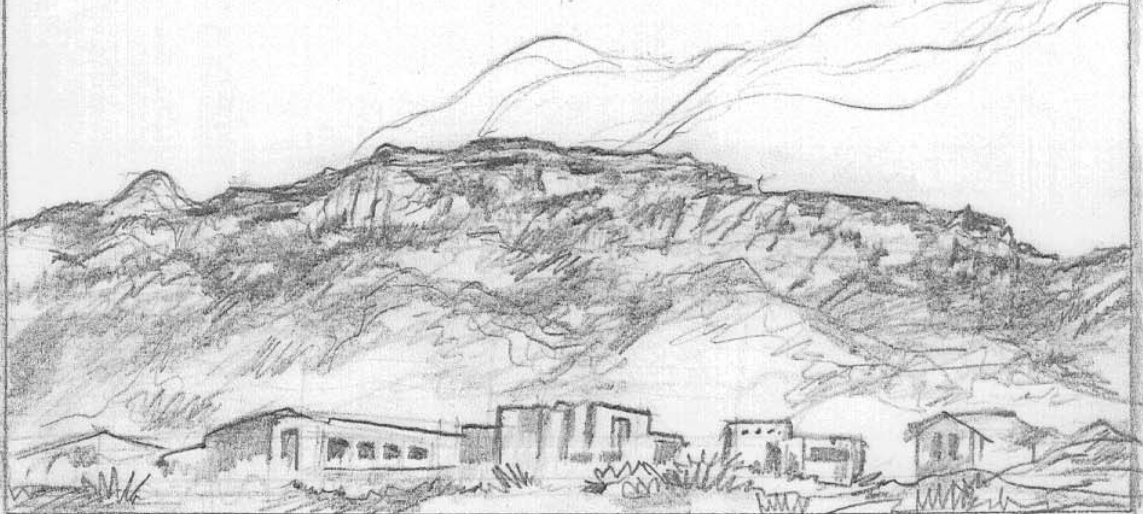




# PASEO DEL NORTE

## NORTH ALBUQUERQUE ACRES

### SECTOR DEVELOPMENT PLAN



Adopted by ELUA  
February 20, 2001  
Amended  
November 22, 2005

# **PASEO DEL NORTE/ NORTH ALBUQUERQUE ACRES SECTOR DEVELOPMENT PLAN**

*NOVEMBER, 2005*

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### **2001 Acknowledgements**

*The ELUA, ELUC and Sector Development Plan team of staff, citizen advisors and consultants gratefully acknowledge the efforts of Barbara Seward, County Commissioner, 1993-2000, whose hard work and concern for the North Albuquerque Acres community made this plan possible.*

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A special thanks is due to the many volunteers who gave countless hours to preparing the Paseo del Norte/North Albuquerque Acres Sector Development Plan.

## **Executive Summary**

The Paseo del Norte/North Albuquerque Acres Sector Development Plan encompasses 3651 acres in the North Albuquerque Acres community, which lies just outside the northeast limits of the City of Albuquerque in the unincorporated portion of Bernalillo County, New Mexico.

The intent of the Sector Development Plan drafted in 2001 was to establish new zoning for twelve sites along Paseo del Norte and Eubank Boulevard, protect the existing rural character and A-1 zoning for the rest of the area, and set open space priorities throughout the study area. This 2005 update makes changes to the area's boundaries as a result of land annexed by the City of Albuquerque. The annexations reduced the total acreage of the study area from 3804 acres to 3651 acres. In addition, four of the initial twelve Sector Development Zone Sites (E, Y, Z-1 and Z-2) fell within the annexed area and have been removed from the County's jurisdiction and the conditions of this plan.

### **Plan Purpose**

The purpose of the plan is to provide for the orderly development of North Albuquerque Acres in the future. In recent years, changing land use conditions in the area have led to a proliferation of Special Use Permit and Conditional Use Permit requests. These changing conditions include the development of significant transportation corridors along Paseo del Norte and Eubank Boulevard and the increase in the area's population. Together, they create a situation which makes limited commercial and moderate density residential uses advantageous to the neighborhood and community. In the remainder of the plan area, the existing A-1 zoning is preferred. The established development pattern in the plan area outside of the Paseo del Norte and Eubank corridors is single-family homes on one-acre lots, and the plan recommends that all county policies be consistent with this.

### **Planning Process**

The plan completes a process that began with the Paseo del Norte Commercial Corridor Study. Over the course of this effort, extensive public input was obtained through seven public meetings, two citizen's advisory committees, and several questionnaires distributed to meeting participants and landowners.

### **Policy Recommendations**

In 1988, City and County land use policy anticipated that North Albuquerque Acres west of Eubank and east of the City limits would develop in a more urban manner, as in adjacent City neighborhoods. Yet development in the unincorporated areas has consisted mainly of single-family homes on one-acre lots. The 2001 plan made the following policy recommendations to bring land use policy for North Albuquerque Acres in line with existing conditions and residents' preferences for the future.

- The Design Overlay Zone for North Albuquerque Acres should be extended to all unincorporated areas in the community to maintain an overall density of one unit per acre while allowing clustering within the existing density.
- This sector plan reflects current conditions in North Albuquerque Acres and provides justification for amending the Comprehensive Plan.

- All of North Albuquerque Acres should be designated Rural in the Albuquerque/Bernalillo County Comprehensive Plan.
- The Paseo del Norte/North Albuquerque Acres Sector Development Plan serves as the approved Sector Development Plan for all the windows identified for this plan area in the North Albuquerque Acres Subareas Master Plan.

## **Land Use Plan and Zoning**

The recommended land use plan is drawn from the Paseo del Norte Commercial Corridor Study, with further input received during the Sector Plan public participation process. Limited commercial, office/institutional, and moderate-density residential uses are established for eight sites along Paseo del Norte and Eubank Boulevard (See Table 1 below). To minimize the impact of these uses on nearby A-1 properties south of Paseo del Norte, direct access from these sites to local streets is mostly prohibited.

The plan recommends six new SD zones to implement the land use plan on the designated sites. The rest of the plan area will remain A-1 as currently zoned.

## **Transportation Plan**

The transportation plan incorporates the North Albuquerque Acres Transportation Plan (NAATP) and the Traffic Analysis of the Paseo del Norte Commercial Corridor Study into the Sector Development Plan by reference and summarizes their findings and recommendations.

The NAATP encourages movement of traffic on north-south roads by minimizing the number of stops required on north-south routes and maximizing the number of stops and traffic-calming measures on the east-west routes. It also recommends moving proposed regional trails from the arroyos to the nearest road rights-of-way and proposes design goals for local roadway cross sections.

The Traffic Analysis concludes that traffic generated by the proposed land uses will not create unacceptable levels of service at five of the six principal intersections studied.

## **Open Space Plan**

The Open Space Plan evaluates three potential sites for public open space in North Albuquerque Acres and recommends a preferred site for Bernalillo County to acquire with open space funds. It also identifies community priorities for open space to guide future public open space acquisition in North Albuquerque Acres.

## **Utilities**

The Utility Chapter presents options for providing water and sewer service to the SD zones along Paseo del Norte and Eubank Boulevard. In the 2001 Plan, it was recommended that a study of utility service options for the entire Sector Plan area should be conducted that same year. The North Albuquerque Acres Water/Sewer Feasibility Report was completed and approved by the Board of County Commissioners at the November 23, 2004 public hearing (Resolution AR 103-2004).

## Design Overlay Zones

The Sector Development Plan establishes two design overlay zones for the plan area, one that applies to properties along Paseo del Norte and designated for a zone change (Paseo del Norte Design Overlay Zone) and one that applies to the remainder of the plan area (the North Albuquerque Acres Design Overlay Zone).

The Paseo del Norte Design Overlay Zone establishes design regulations and advisory guidelines that reflect the residents' goals and objectives for high-quality development along North Albuquerque Acres' commercial corridor. The intent is to minimize the impact of commercial, office, and higher-density residential development on existing low-density residential land uses and to create the visual image desired for development. The Design Overlay Zone covers the sites proposed for SD zoning.

The North Albuquerque Acres Design Overlay Zone, which applies to the A-1 zone, establishes design regulations and advisory guidelines for clustered residential development on parcels that are impacted by flood zones or other physical constraints that render a portion of the property undevelopable. The Design Overlay Zone permits greater flexibility in subdivision layout in order to facilitate creation of common open space, naturalistic treatments of arroyo channels, and establishment of a public trail system, while maintaining the overall gross density of the A-1 zone.

**Table 1: Summary of Land Uses for Sites on Paseo del Norte and Eubank Blvd.**

Site	Size	Land Uses	Conditions
Site E*	13 lots 11.5 ac.	Residential (max. 6 DUs/acre)	No access to Palomas
Site F-1 Site F-2	8 lots/7.1 ac. 6 lots/5.3 ac.	Eight western lots: office, institutional, clinic, residential (max. 6 DUs/acre) Six eastern lots: residential (max. 6 DUs/acre)	No access to Palomas
Site G	8 lots 7.1 ac.	Art, antique, or gift shop; beauty/barber shop; book/stationery store; butcher shop; feed store; newsstand; restaurant; fruit/vegetable stand; bakery; bank; church; clinic; deli; office	No access to Palomas
Site H	13 lots 11.5 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site I	18 lots 16.0 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site J	4 lots 2.9 ac.	Bank, book/stationery store, animal clinic, office	No access to Palomas
Site L	4 lots 3.6 ac.	Day care; extended care facility; bed and breakfast	No access to Pino or San Francisco. Land uses contingent on the construction of a Eubank Blvd. "Build" Alternative.
Site X	4 lots 3.6 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site Y*	6 lots 5.3 ac.	Office, institutional, clinic, residential (max. 6 DUs/acre)	No access to Palomas
Site Z-1* Site Z-2*	14 lots/12.4 ac. 15 lots/13.2 ac.	Residences (max. 4 DUs/acre)	No access to Carmel

\* Sites annexed by the City of Albuquerque in 2002

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